

Alameda Reuse and Redevelopment Authority
Memorandum

To: Honorable Chair and
Members of the Alameda Reuse and Redevelopment Authority

From: John A. Russo
Executive Director

Date: January 4, 2012

Re: Authorize the Executive Director to Execute an Amendment to an
Agreement with Russell Resources for Environmental Consulting Services
for Alameda Point Extending the Term for 12 Months and Adding
\$165,000 to the Budget

BACKGROUND

Russell Resources has provided the crucial environmental consulting services of reviewing, analyzing, and preparing comments on Navy environmental documents for the remediation of the Alameda Naval Air Station (Alameda Point) on behalf of the Alameda Reuse and Redevelopment Authority (ARRA) for the past ten years. In addition, Russell Resources attends and represents the ARRA at meetings with State and Federal environmental regulators and the Navy and provides professional expertise to ARRA staff to allow full participation in the remediation decisions made by the Navy. Russell Resources also assists the ARRA on issues related to conveyance and environmental remediation, including significant work in pursuit of the Lawrence Berkeley National Lab (LBNL) Second Campus.

Russell Resources' original contract was approved on January 2, 2008, for \$117,500 and amended as follows:

- November 18, 2008, for an additional \$147,500;
- December 9, 2009, for an additional \$124,900;
- October 6, 2010, for an additional \$140,000; and
- July 19, 2011, for an additional \$94,200.

The current total contract amount is \$624,100, which expired December 31, 2011. This proposed fifth amendment to the contract will add another \$165,000 to the contract amount for a proposed total contract amount of \$789,100, and extend the term for another 12 months. The original contract and amendments are on file with the City Clerk.

DISCUSSION

In 2004, a limited Request for Proposals was issued for environmental consulting services at Alameda Point to determine if an additional environmental firm should be retained to augment Russell Resources, or if a new firm should be retained to replace Russell Resources. Three firms were interviewed as part of that process. An evaluation team met with Levine Fricke, Environmental Resources Management West, and CH2M Hill. Following those interviews and a review of the proposals received, the evaluation team determined that no additional services were necessary and that the ARRA should continue to engage Russell Resources.

In addition, as part of evaluating environmental services for 2007, staff conducted an informal solicitation from two environmental consulting firms, Erler & Kalinowski and GeoMatrix, to determine if Russell Resources' expertise and cost were comparable to that of other firms. Given Russell Resources' familiarity with Alameda Point, long-standing relationships with the Navy personnel and environmental regulators assigned to Alameda Point, and competitive billing rate, the ARRA Board approved an agreement to retain Russell Resources.

Also, Russell Resources' billing rates and expertise were comparable to all firms interviewed. Russell Resources has the additional advantage of familiarity with Alameda Point's environmental challenges. This knowledge is a crucial asset as the City moves forward with its pursuit of the LBNL Second Campus, as well as with Navy conveyance, including resolution of complex environmental issues. It is important that ARRA's consultant have full knowledge and history of issues at Alameda Point to interact effectively with the Navy, Restoration Advisory Board (RAB), environmental regulators, the ARRA Board, and staff on key environmental concerns.

It is recommended that the Russell Resources contract be amended to extend the term for 12 months and to add \$165,000 to the budget for a total of \$789,100. The amended agreement would expire on January 5, 2013. The proposed amendment provides that, over the next 12 months, Russell Resources will play an essential role in informing discussions with the Navy regarding the conveyance of significant portions of Alameda Point anticipated in 2012 and with LBNL related to the Second Campus selection process, as well as providing technical support to staff regarding current and future environmental remediation efforts. In addition, Russell Resources will continue to attend all Base Closure Team and key RAB meetings, attend meetings in furtherance of conveyance between ARRA and the Navy, and attend other technical meetings that may be necessary to support the LBNL Second Campus effort and conveyance of Alameda Point. Russell Resources will also review, and prepare draft comments on technical environmental documents published by the Navy, along with reports and work plans in support of the successful transfer and redevelopment of Alameda Point.

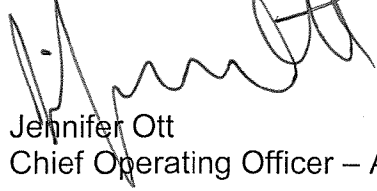
FINANCIAL IMPACT

Funds for Alameda Point environmental services will come from the ARRA budget (Fund 858 Division 819099).

RECOMMENDATION

Authorize the Executive Director to execute an amendment to the agreement with Russell Resources for environmental consulting services for Alameda Point extending the term by 12 months and adding \$165,000 to the budget.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jennifer Ott", is written over the typed name and title.

Jennifer Ott
Chief Operating Officer – Alameda Point

JO:rv